173.0	0004	0025.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	678,200 / 678,200
					USE VALUE:	678,200 / 678,200
					ASSESSED:	678,200 / 678,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PUTNUM THOMAS J
Owner 2:	WENTWORTH PHYLLIS A
Owner 3:	
Street 1:	27 TANAGER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHAPIRO MARION F -
Owner 2:	-
Street 1:	27 TANAGER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,750 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Clapboard Exterior and 1532 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8750.000	200,400		477,800	678,200
Total Card	0.201	200,400		477,800	678,200
Total Parcel	0.201	200,400		477,800	678,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.83 | /Parcel: 442.8

Legal Description

User Acct 115324

GIS Ref

GIS Ref

Insp Date 08/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 173.0-0004-0025.A

!13454!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,400	0	8,750.	477,800	678,200	678,200	Year End Roll	12/18/2019
2019	101	FV	191,800	0	8,750.	477,800	669,600	669,600	Year End Roll	1/3/2019
2018	101	FV	184,000	0	8,750.	423,200	607,200	607,200	Year End Roll	12/20/2017
2017	101	FV	184,000	0	8,750.	354,900	538,900	538,900	Year End Roll	1/3/2017
2016	101	FV	184,000	0	8,750.	354,900	538,900	538,900	Year End	1/4/2016
2015	101	FV	173,100	0	8,750.	307,100	480,200	480,200	Year End Roll	12/11/2014
2014	101	FV	173,100	0	8,750.	296,900	470,000	470,000	Year End Roll	12/16/2013
2013	101	FV	173,100	0	8,750.	282,600	455,700	455,700		12/13/2012

PRINT

Date	Time
12/11/20	03:24:27

LAST REV

Date	Time
09/13/18	11:55:48

apro

13454

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAPIRO MARION	38124-466		2/27/2003		390,000	No	No		
FLOREEN CARL E	25731-449		10/13/1995		174,700	No	No		Y

USER DEFINED

Prior Id # 1:	115324
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2010	433	Re-Roof	6,500					
3/17/2004	197	Wood Dec	9,900					inst door breezewa
3/2/1995	82	Manual	3,600					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Inspected	CC	Chris C
6/19/2018	MEAS&NOTICE	BS	Barbara S
10/30/2008	Meas/Inspect	345	PATRIOT
2/17/2005	Permit Visit	BR	B Rossignol
12/23/1999	Mailer Sent		
12/21/1999	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8750		Sq. Ft.	Site		0	70.	0.78	8									477,750						477,800	

Total AC/HA: 0.20087 | Total SF/SM: 8750 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 477,750 | Spl Credit | Total: 477,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	290455
Depreciation:	90041
Depreciated Total:	200414

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

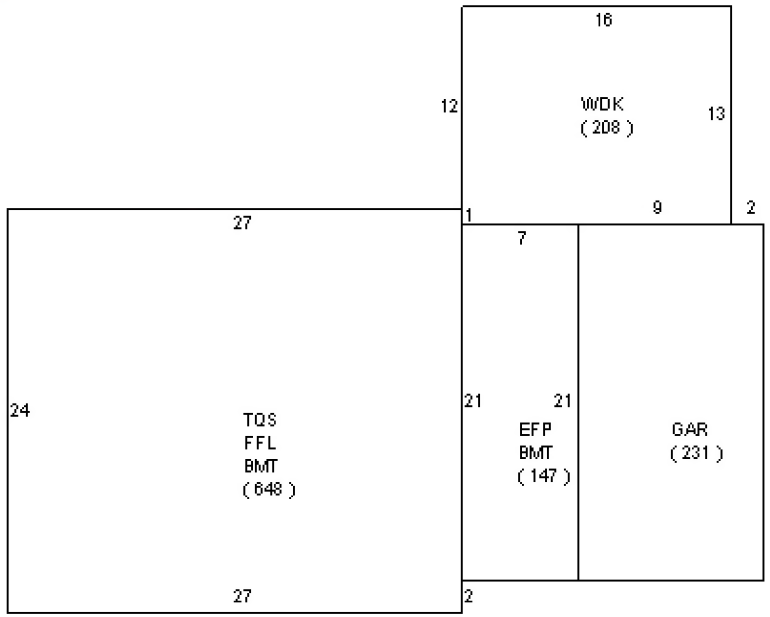
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	79.68
Final Total:	200400	Val/Su SzAd	176.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	795	56.340	44,790
FFL	First Floor	648	141.740	91,845
TQS	3/4 Story	486	141.740	68,884
GAR	Garage	231	25.820	5,964
WDK	Deck	208	10.810	2,248
EFP	Enclos Porch	147	45.740	6,724

Net Sketched Area:	2,515			Total:	220,455
Size Ad	1134	Gross Are	2677	FinArea	1532

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0004-0025.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---